

MEMORANDUM

TO: Parks and Recreation Board Members

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: September 18, 1990

SUBJECT: Town Lake Park Gazebos

The original development of Town Lake Park included the construction of several wooden gazebos at lookout points. These structures have deteriorated over the years, and are recommended, in the Town Lake Park Design Manual, to be replaced by steel structures that will be more durable. Statements of qualification were solicited from Austin area artists this spring, to redesign three of these gazebos. Those are the gazebos at Lou Neff Point, Possum Point and the Burford Fire Tower (see attached map). Three different artist teams were selected by a jury, whose members were selected by the Art in Public Places Panel. The jury members were Steve Yanigasawa, a local Architect; Aan Coleman, a local Landscape Architect; and Bert Long, a Houston-area artist. The jury selected a team to design each gazebo. Design contracts were negotiated with each team. Because of the visibility and inherent interest of the project, the designs of each team are attached, and will be presented at your September 25 meeting, for your action. Contracts for the development of construction drawings and actual construction of the gazebos will be developed subsequently. The budget for each gazebo was originally \$25,000, with an additional \$10,000 later added to the budget for the Lou Neff Gazebo.

The Art in Public Places Panel considered the designs at their last meeting, and decided that their action was not required on the project. The Waterfront Planning Advisory Board will consider the projects at a specially called meeting on Wednesday, September 19.

Recommendation:

It is recommended that the Parks and Recreation Board approve proceeding with developing contracts for construction drawings with each of the artist teams, pending the receipt of a cost estimate from each artist team indicating that the structure can be constructed for the available budget. It is further recommended that a written statement from a registered Engineer be provided by the team designing the Lou Neff Point Gazebo, indicating that the design is structurally feasible in that location for the available budget.

Parks and Recreation Board
Town Lake Park Gazebos
September 18, 1990
Page 2

Please contact me if you have any questions.



Manuel A. Mollinedo, Director
Parks and Recreation Department

MAM: CK

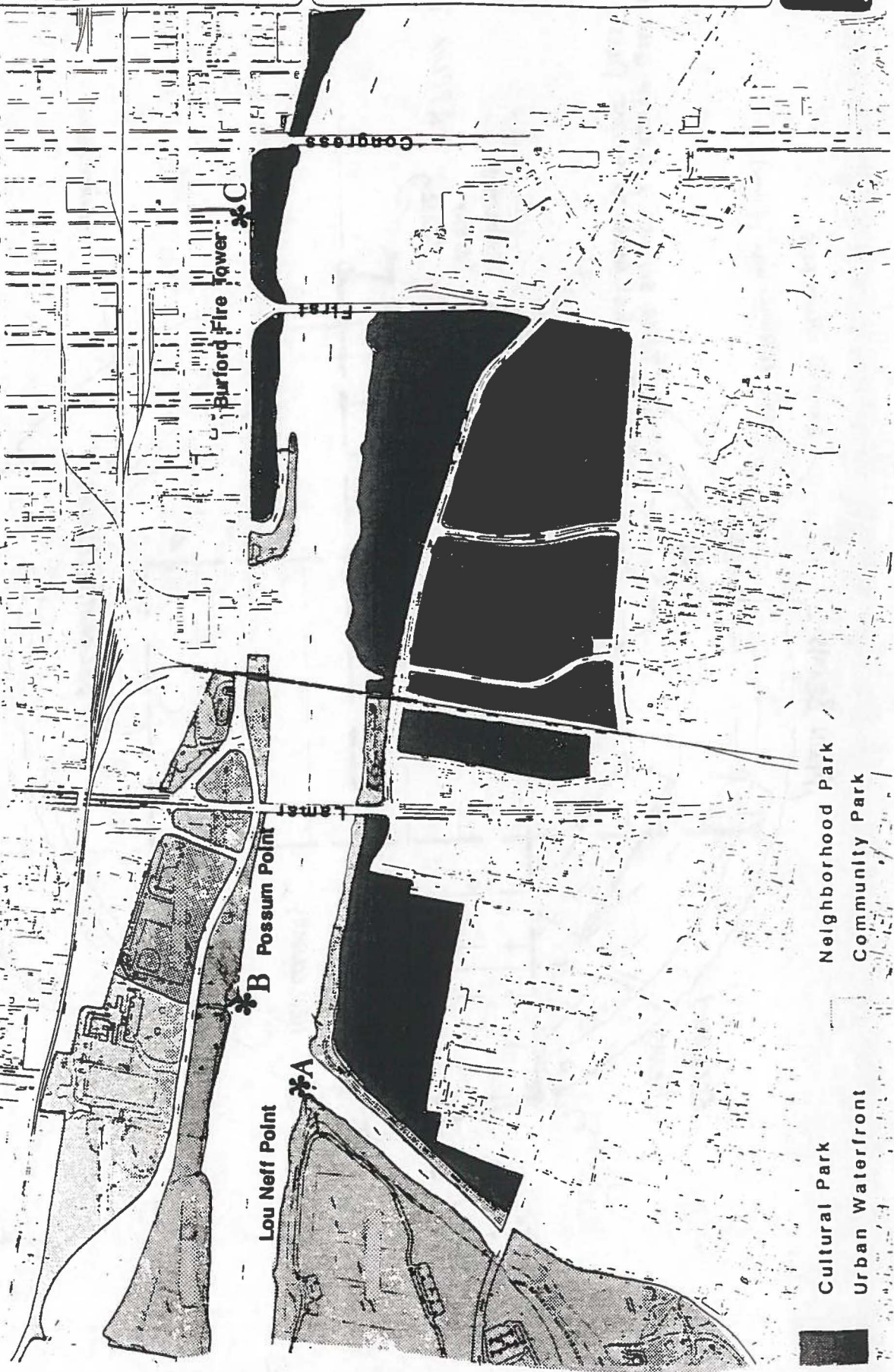
Attachments

TOWN LAKE PARK CLASSIFICATION MAP

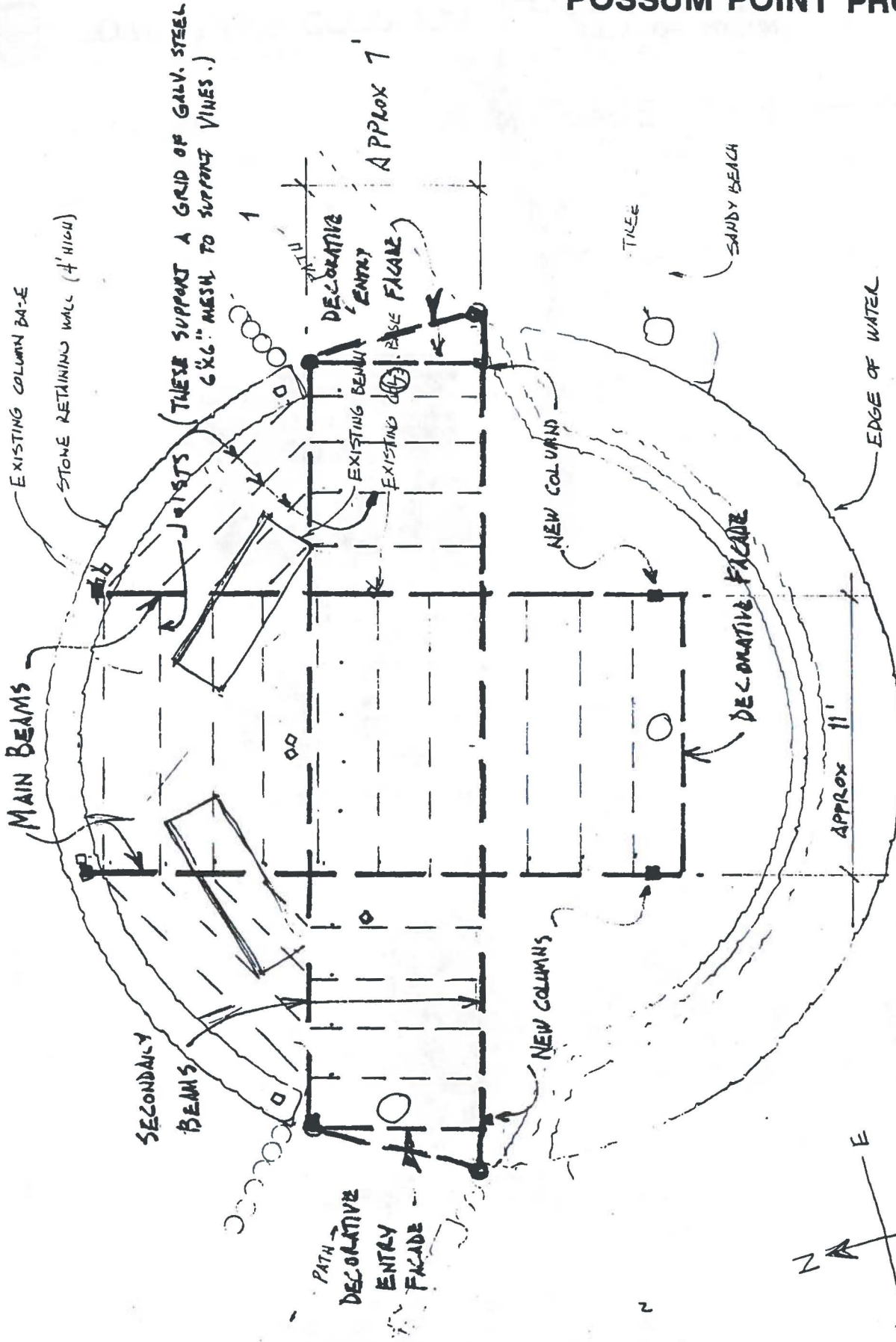
3. Lamar to Congress

CITY OF AUSTIN
PARKS AND RECREATION DEPARTMENT
OFFICE OF LAND REVENUE AND SERVICES

TOWN LAKE CORRIDOR

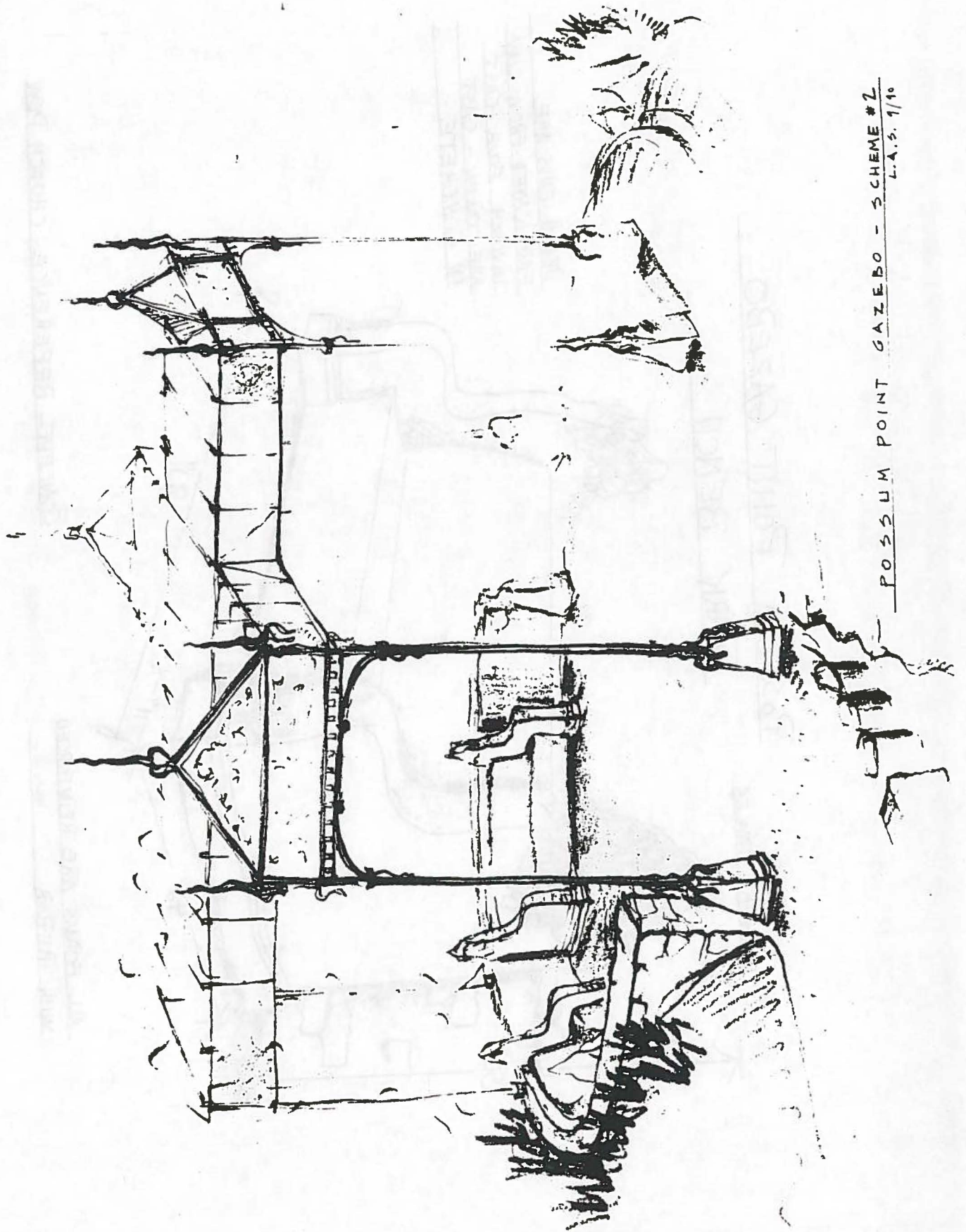


- Cultural Park
- Urban Waterfront
- Neighborhood Park
- Community Park



PRELIMINARY FRAMING PLAN - SCHEMATIC

EXISTING PLAN APPROX.

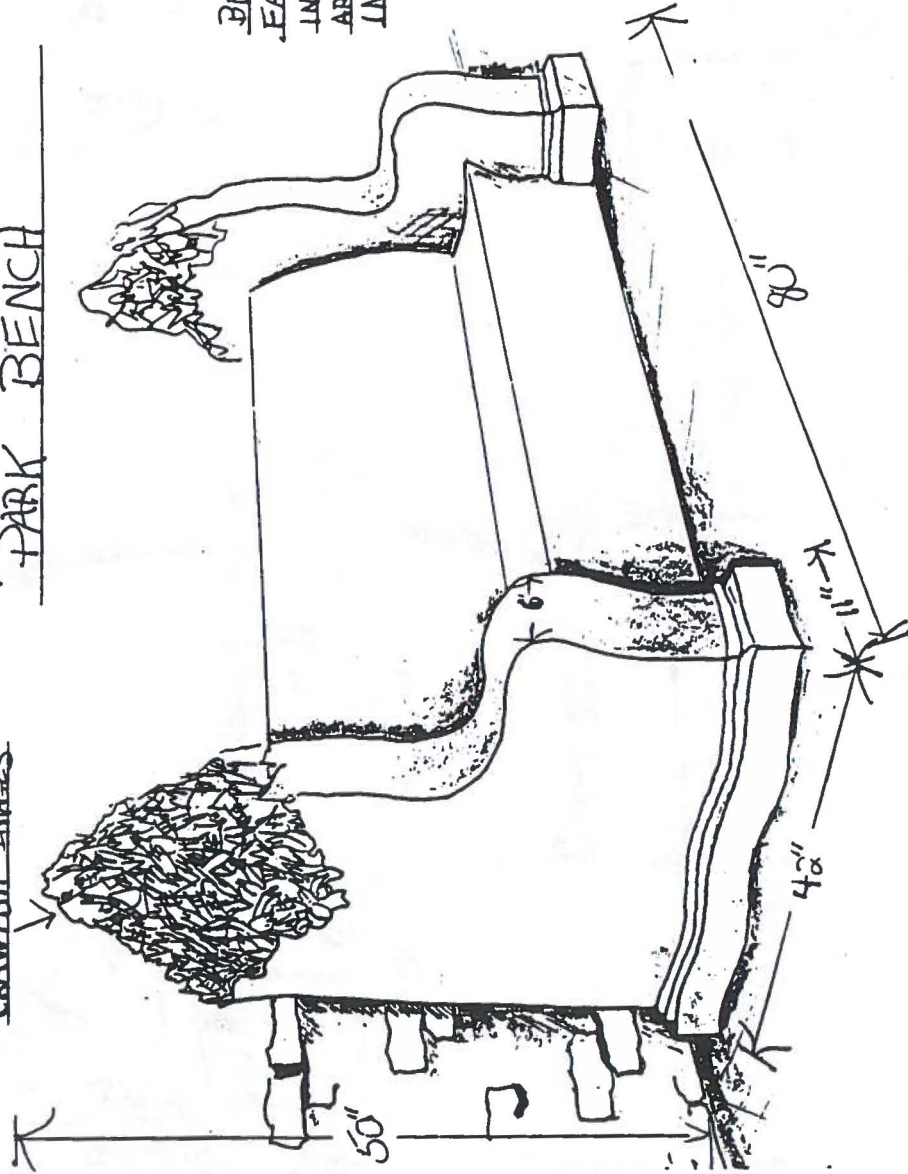


POSSUM POINT GAZEBO - SCHEME #2
L.A.S. 1/10

POSSUM POINT GAZEBO

CRAWFISH IMAGES

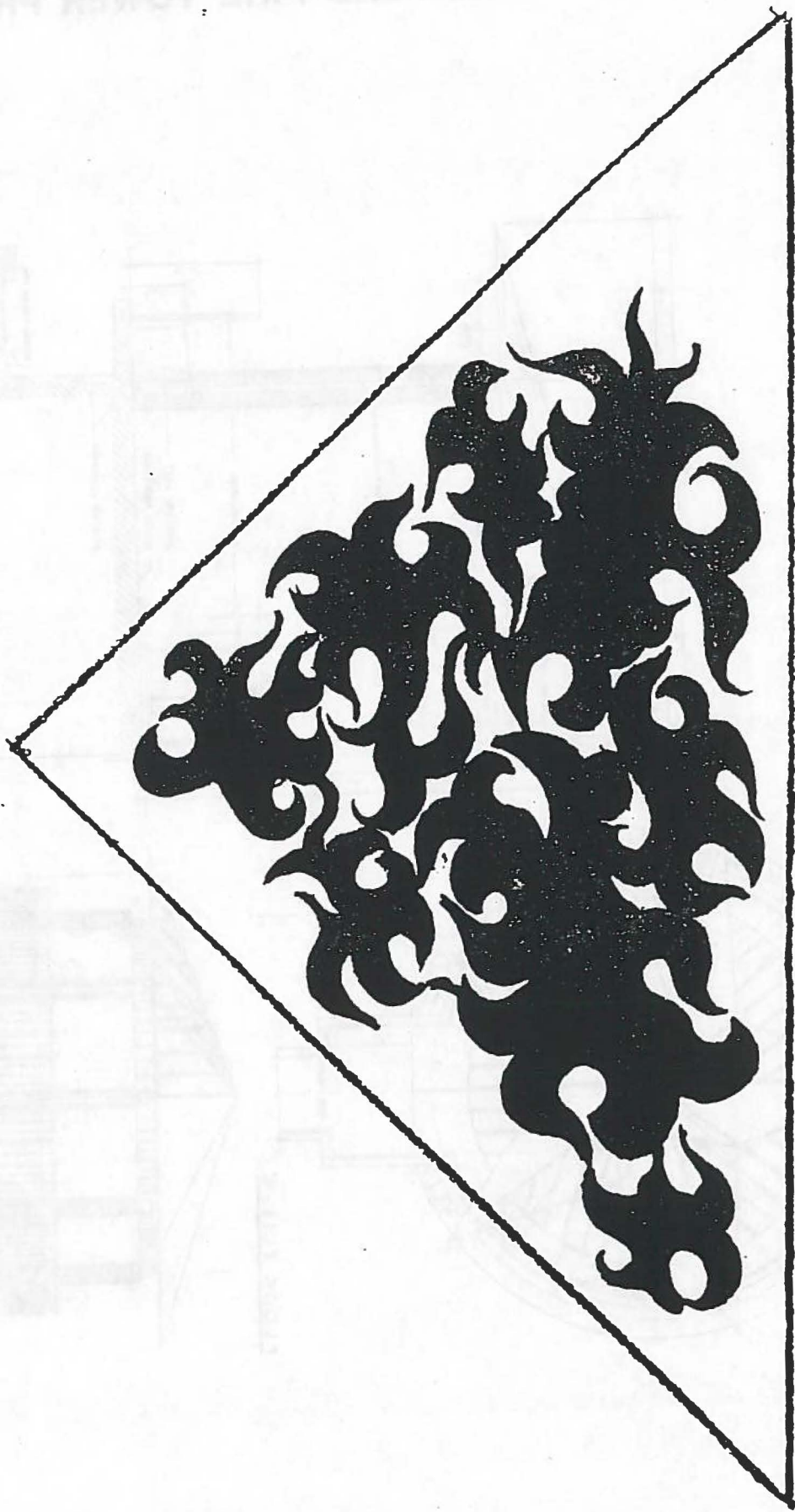
PARK BENCH



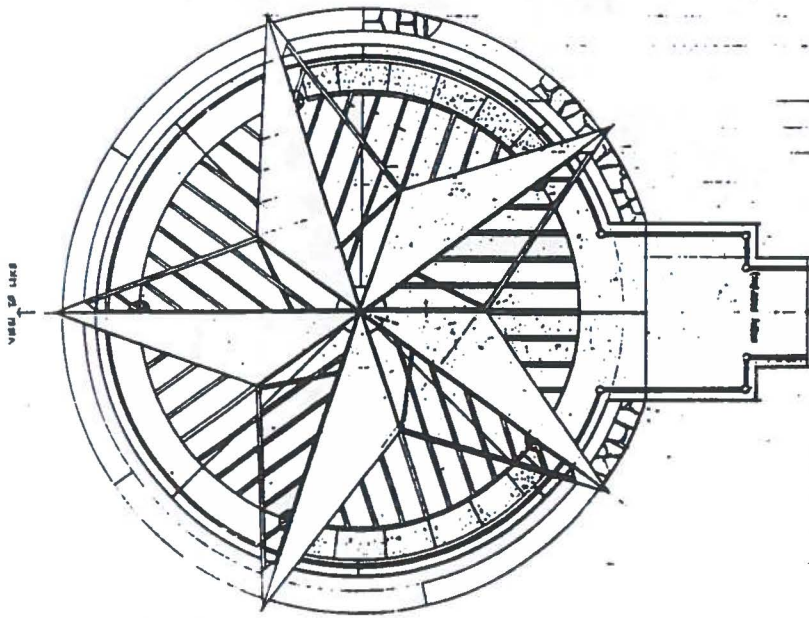
BENCH ENDS ARE
FABRICATED FROM CLAY
IN WHICH FOUR CAST
ARE TAKEN - CAST
IN CONCRETE

ALL FORMS ARE REINFORCED
WITH REBAR

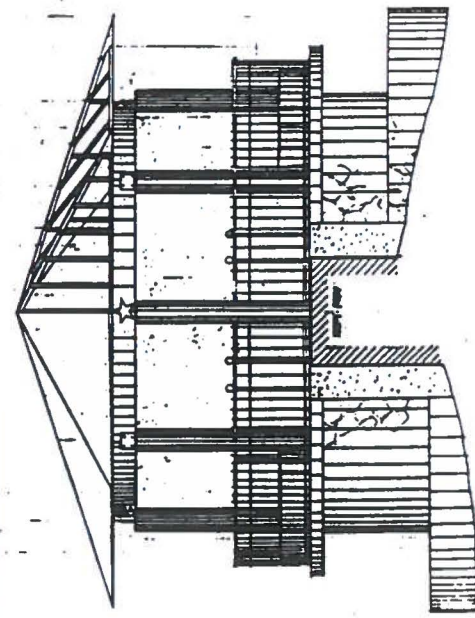
CONCEPT - REFERENCE, CHURCH PEN



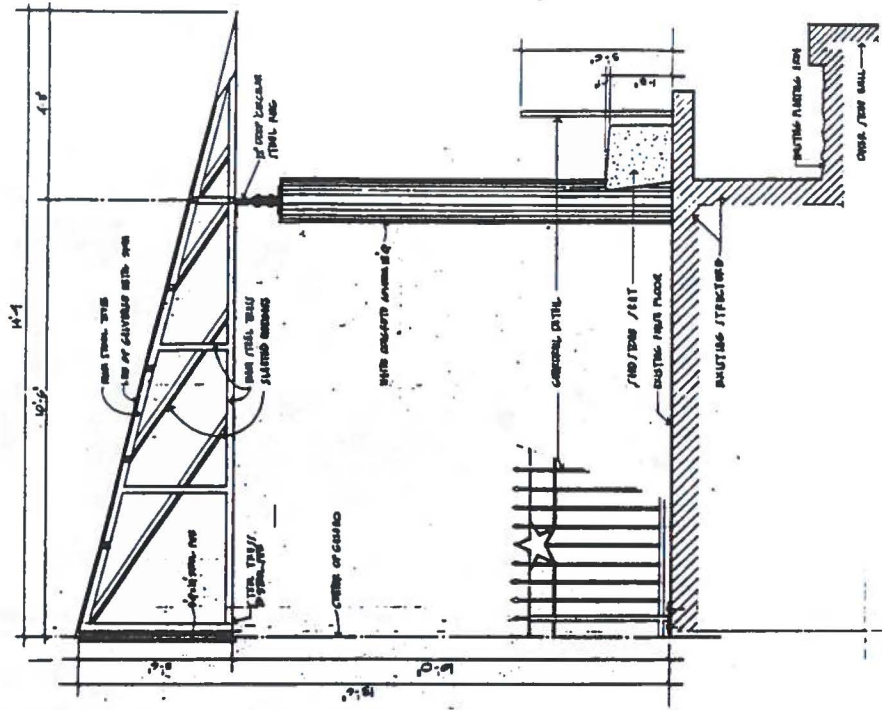
BURFORD FIRE TOWER PROPOSAL



FLOOR PLAN

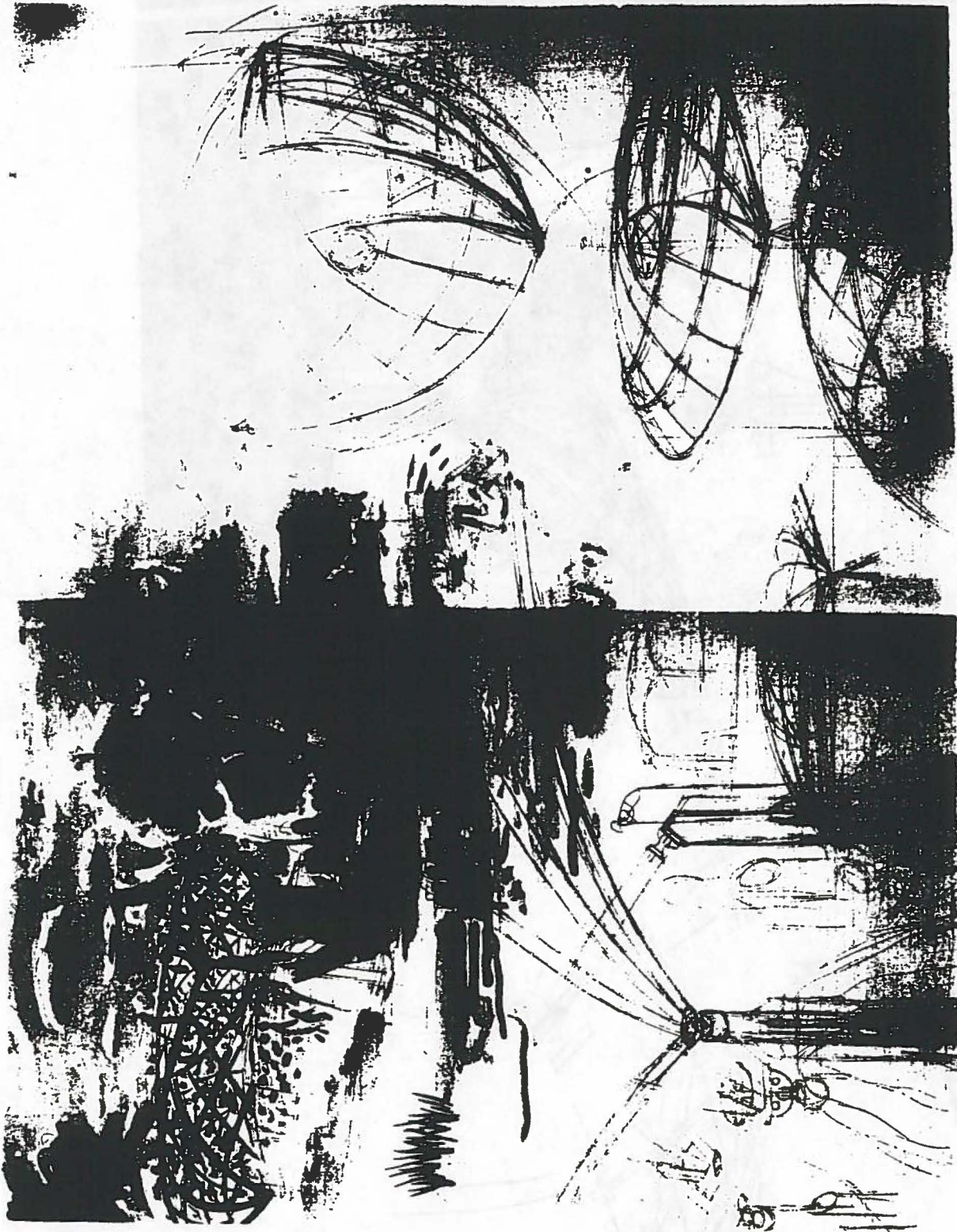


ELEVATION

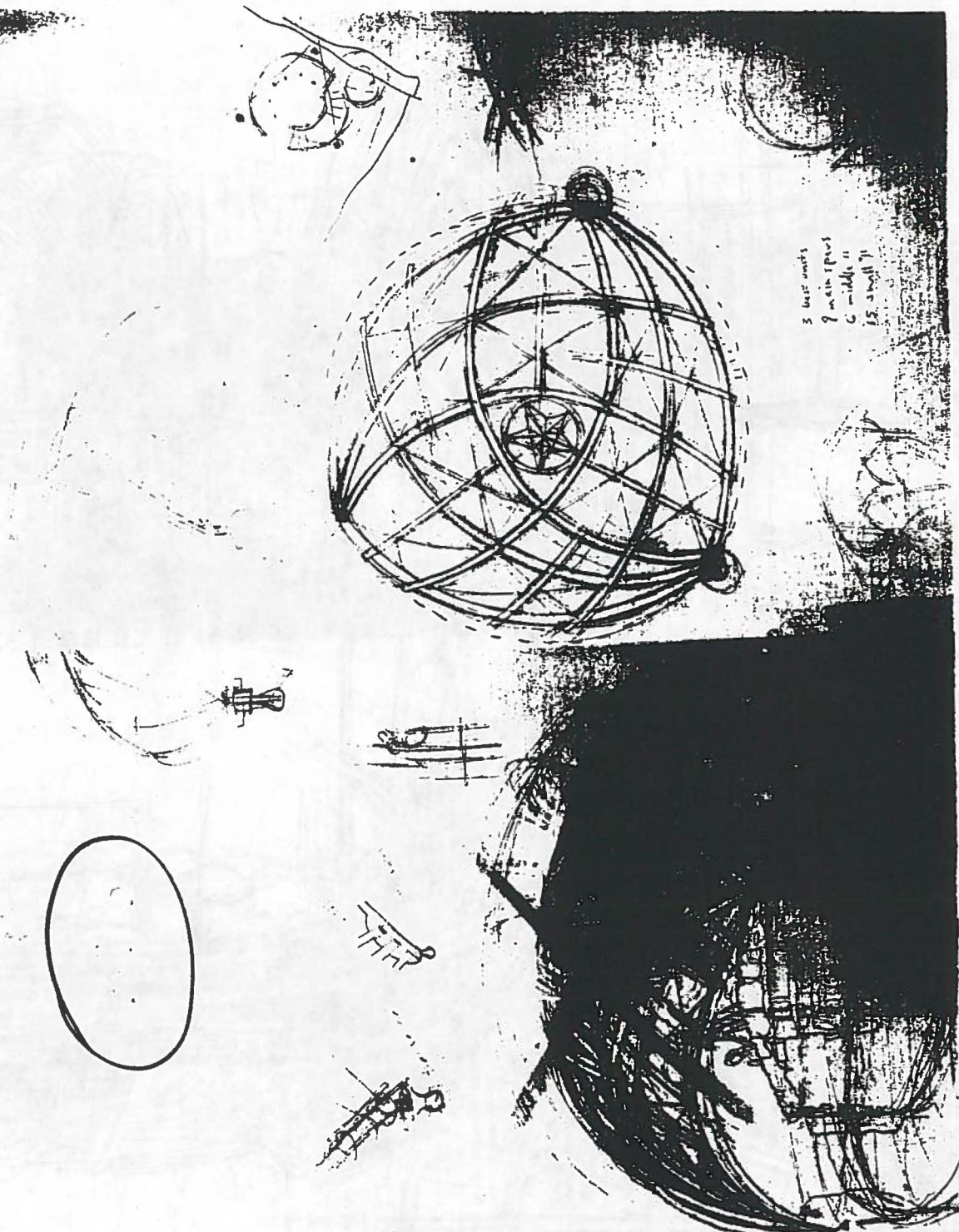


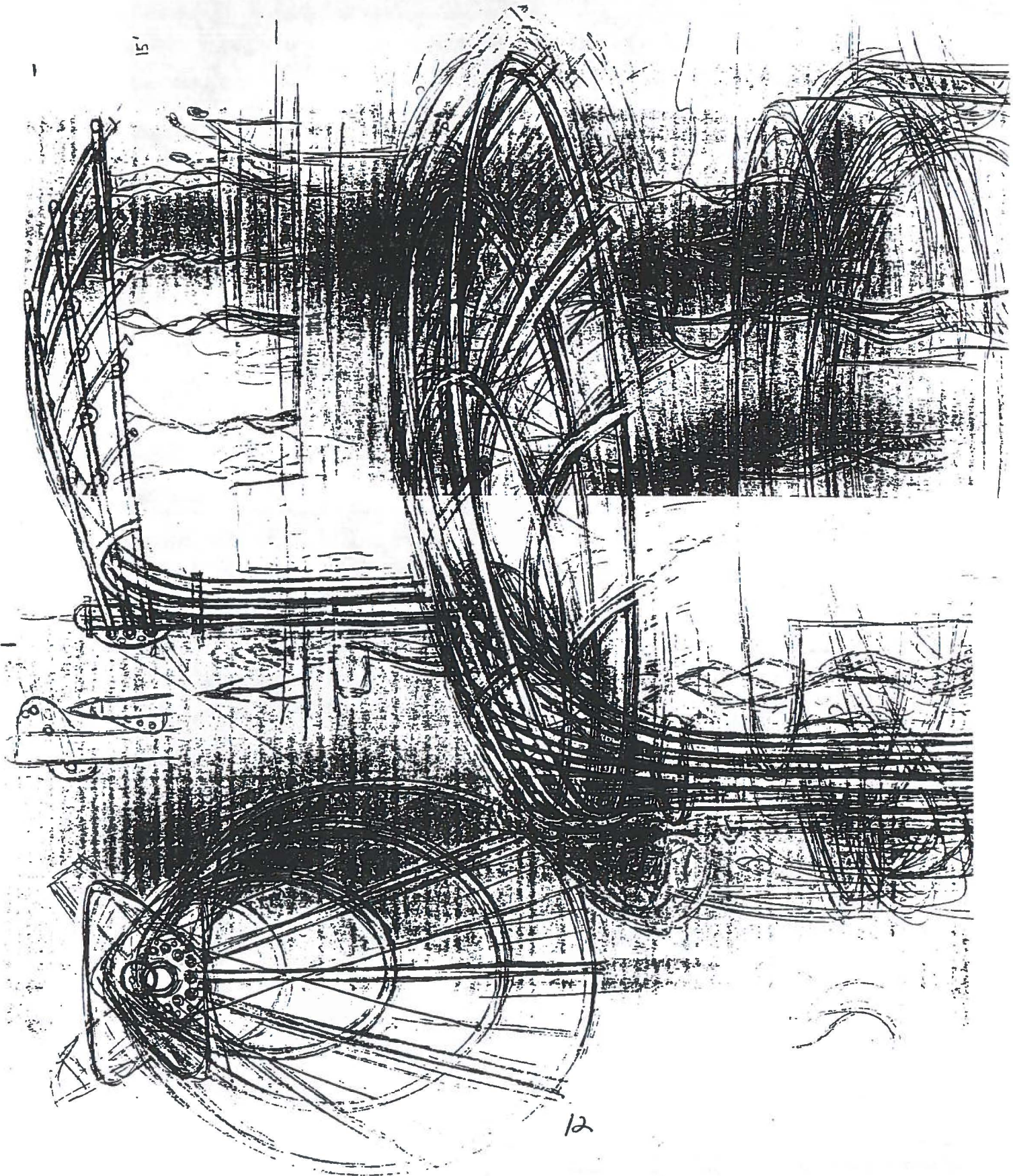
SECTION

BURFORD GAZEBO
AUSTIN, TEXAS
KODOLCOFF & ASSOCIATES



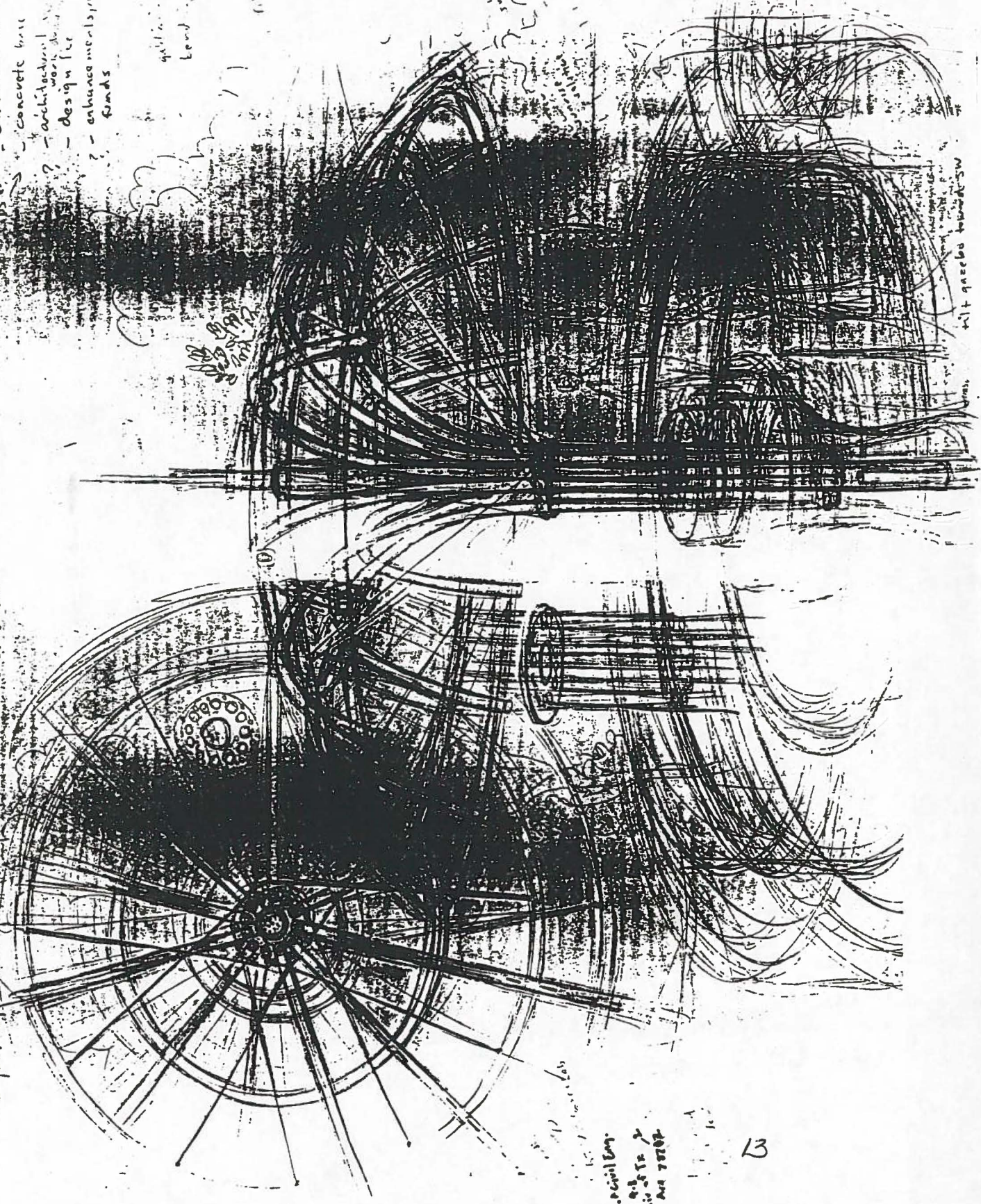






u yrs. within (concrete) support elements of struct

- Structural steel
- concrete base
- architectural work
- design fee
- enhancements, preserve funds



Special Env.
4-8-82
4-8-82



MEMORANDUM

TO: Parks and Recreation Board Members

FROM: Manuel A. Mollinedo, Director,
Parks and Recreation Department

DATE: September 14, 1990

SUBJECT: Walnut Creek / Colorado River Greenbelt
Permanent Subsurface Drainage Easement and Temporary
Construction Easements.

The Water and Wastewater Utility are proposing to construct a "Low-flow diversion" to divert the treated sewage effluent flows in Walnut Creek to the Colorado River, as part of a legal settlement. It is necessary for the proposed diversion project to cross two sections of greenbelt, which is dedicated parkland. One section is adjacent to Walnut Creek and the other adjacent to the Colorado River.

The Utility is requesting approval of two permanent subsurface drainage easements, 0.053 acres (shown and described in Exhibit 'A') and 0.318 acres (shown and described in Exhibit 'B') and a temporary construction easement approximately 100' x 115'.

The project is described in the "Project Summary" attached to the memorandum from the Water and Wastewater Utility, dated August 14, 1989. The Utility has investigated a number of alternatives at the request of the Parks and Recreation Department, all of those considered were either technically not possible or prohibitively expensive. I am satisfied that there are no feasible and prudent alternatives to the use of parkland for this project.

The Utility indicated the memorandum dated August 21, 1990 that items 1 and 2, listed in my memorandum dated August 6, 1990, will be addressed prior to completion of the construction drawings.

The estimated cost of these easements, based on the 1987 appraised value of the property, is \$2,785.

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reveg. plan

Gopal
Jay

Recommendation

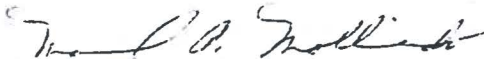
I recommend approval of the following easements through part of Walnut Creek/ Colorado River greenbelt, subject to the conditions listed below:

- (a) Permanent Subsurface Drainage Easement - approximately 115.5' long x 20.0' wide, 0.053 acres.
- (b) Permanent Subsurface Drainage Easement - approximately 125' long x 140' wide, 0.318 acres.
- (c) Temporary Construction Easement - approximately 100' x 115.5'

Conditions

- 1. The permanent and temporary construction easements listed above shall be included in the construction contract documents.
- 2. All construction within the greenbelt shall comply with the requirements of the "Construction in Parks Specifications" adopted by the Board, April 1990.
- 3. On completion of construction all disturbed areas are to be restored to specification and satisfaction of the Parks and Recreation Department.
- 4. The specific outstanding requirements, items 1 & 2, in the PARD memo dated 8/6/90 shall be addressed to the satisfaction of the Parks and Recreation Department.
- 5. When item 4 above has been resolved, fiscal surety to the value of the estimated cost of restoration (including maintenance) shall be posted.
- 6. The temporary construction easement shall terminate on December 31, 1992.

If I can provide you with any additional information please call me.



Manuel A. Mollinedo, Director
Parks and Recreation Department



MEMORANDUM

RECEIVED

AUG 1 1989

PARKS AND RECREATION
CITY OF AUSTIN

TO: Charles R. Jordan, Director
Parks and Recreation Department

FROM: Ronald L. Bond, P.E., Acting Director
Water and Wastewater Utility

DATE: August 14, 1989

SUBJECT: Walnut Creek Low Flow Diversion Project - Request for
Easement Through Park Land

This memo requests approval of easements through park land for construction of Walnut Creek Low Flow Diversion Project. This project is a result of City's legal settlement with downstream property owners to divert low flows in Walnut Creek to the Colorado River. A copy of agreement between City of Austin and down stream property owners is attached.

According to the agreement, the project must be built within a year after receiving permits. Currently a permit application for this project is under review at the U.S. Army Corps of Engineers (COE). We expect to receive the permit from the COE in the near future. Since we have only one year to complete the project after receiving the permit, we are proceeding with the process of obtaining all necessary easements for this project.

Attached is a copy of the project summary which explains various issues regarding this project. A set of construction drawings, and field notes for the requested easements for this project are also attached. Please review these documents and submit our request for easements to the Parks and Recreation Board and the City Council for approval.

If you require any additional information or have any questions regarding this project, please contact Mr. Andrew P. Covar, Director of Regulatory Affairs and Quality Control Division at 322-2779.

Ronald L. Bond, P.E., Acting Director
Water and Wastewater Utility

RLB:GG:ve
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Attachments

WALNUT CREEK LOW FLOW DIVERSION PROJECT

Project Summary

1. PROJECT DESCRIPTION: This project consists of the construction of a culvert to divert the lower portion of Walnut Creek directly into the Colorado River. The proposed diversion will consist of approximately 660 linear feet of 8' X 4' box culvert. Additionally, provisions are included to maintain a base flow of 5 - 10 cfs in the existing creek channel to preserve the riparian habitat. The diversion structure diverts flows from 10 cfs up to a maximum of 186 cfs will flow down existing channel.

The proposed project is located between Walnut Creek and Colorado River, approximately 2,500 ft. downstream of M. K. T. Railroad crossing of Walnut Creek, South of FM 969 (Webberville Road). A vicinity map showing the project location is attached. The proposed construction includes a diversion structure in Walnut Creek, a 8' X 4' box culvert and a toe wall where the box culvert terminates at the Colorado River.

The proposed box culvert passes through two portions of land dedicated as park land. Approximately 20 ft. permanent easement and 100 to 130 ft. temporary construction easement through the park land are required for this project.

2. PURPOSE AND NEED FOR PROJECT: The diversion of flows in the lower portion of Walnut Creek directly to the Colorado River is being undertaken to satisfy concerns of downstream property owners. The main reason for constructing the diversion is a negotiated settlement reached with downstream property owners.
3. ALTERNATIVES CONSIDERED: The nature of the settlement agreement does not provide many alternatives for this project. One alternative that was considered was the construction of an open channel in lieu of the box culvert. However, that proposal was not agreeable to several individuals and agencies including the Parks and Recreation Department (PARD). The project was then modified to the current proposal of constructing the box culvert for the flow diversion. This modification satisfied concerns of most parties including PARD and gained their support.

The only other alternative to the proposed diversion is to convey the effluent from the Walnut Creek Wastewater Treatment Plant directly to the Colorado River via a new 7,000 ft long outfall pipe. This alternative would remove plant flow from the creek altogether. However, the cost of a new outfall is considerably more than the cost of the low flow diversion. Additionally, the diversion effectively serves the same purpose as the outfall and may prove less disruptive to the creek. For this reason the diversion alternative was selected.

4. IMPACT ON PARK LAND: Currently the park land, where the project construction is proposed, is undeveloped and is in its original condition. The proposed construction activity for this project will take place within a 100 to 130 ft. construction easement. The area disturbed during construction will be restored to its original condition.



FILE COPY

MEMORANDUM

TO: Randy Goss, Director
Water and Wastewater Utility

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: August 6, 1990

SUBJECT: Walnut Creek / Colorado River Greenbelt.
Walnut Creek low-flow Diversion Project.

In response to your memorandum dated June 26, 1990, I am now satisfied that all feasible and prudent alternatives to using parkland for this project have been investigated and that none appear to be practical. Thank you for the work you and your staff have carried out in considering these alternatives.

The City Legal Department has requested that any request for approval of projects within parkland be reviewed by the Department as a primary step in the process, in accordance with the procedures outlined in the memorandum to your staff, dated November 20, 1989.

The request, description of the project, details of the proposed easements and the warranty deeds have been forwarded to the City Legal Department for their review and approval. Once this approval is received from the Legal Department the request will be presented to the Parks and Recreation Board for consideration at their next scheduled meeting.

My staff reviewed the metes and bounds field notes (September 14, 1989) and project engineering drawings (November 20, 1989) and forwarded their comments to the Utility.

Some comments related to the metes and bounds field notes were not addressed in the revised documents. Parks and Recreation staff comments proposed that references to a "Public Utility Easement" be deleted and that easement description be "Permanent Subsurface Drainage Easement".

Also proposed was that references to "City of Austin Inc." be deleted and replaced with "City of Austin".

The majority of the comments related to the engineering drawings were incorporated into the revised plans, however the following comments were not addressed or the information requested not provided.

①. Comments regarding the intake structure (Sheet #4), which is located entirely within parkland, appear to have been overlooked. These suggestions were made to try to reduce the impact of the structure without compromising the engineering design.

②. A restoration/ revegetation plan, including a tree replacement program.

3. An estimate of the total project construction time, including maintenance of revegetation, to allow for an expiration date for the temporary easements.

4. An estimated appraised value of the proposed permanent and temporary easements for the information of the Parks and Recreation Board.

If you require any additional information, please call Peter Marsh, Staff Engineer, at 499-6767.

Manuel A. Mollinedo

Manuel A. Mollinedo, Director
Parks and Recreation Department

MAM:pm

xc. Gopal Guthikonda



MEMORANDUM

TO: Stuart K. Strong, Program Manager for Planning and Design
Parks and Recreation Department

FROM: J. Chris Lippe, P.E., Assistant Director
Water and Wastewater Utility

DATE: August 21, 1990

SUBJECT: Low Flow Diversion of Walnut Creek - Easements through
Parkland.

This memorandum addresses the outstanding items for the approval of easements for the above-referenced project. These outstanding items are: metes and bounds field notes, project engineering drawings, schedule of project to establish the expiration of temporary easements, and appraised cost of easements.

To address the concerns of the PARD staff regarding the easements, reference to the easement as "Public Utility Easement" has been deleted and the description has been revised to read as "Permanent Subsurface Drainage Easement". Copies of revised field notes are attached.

The comments referenced in the memorandum dated August 6, 1990 from Mr. Manuel Mollinedo to Mr. Randy Goss, regarding the engineering drawings will be fully addressed before the finalization of these drawings. These comments will be addressed to the satisfaction of the Parks and Recreation Department staff.

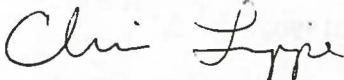
The schedule for the completion of this project is attached. The temporary easements will expire approximately 30 days after the completion of the project. This date is tentatively established as September 1991.

The cost of the easement is based on the appraisal of the subject tract done in July 1987 by Kaiser & Associates for the City of Austin. This appraisal establishes the market value of the entire tract (43.12 acres) at \$323,500. The required easement area through the PARD property is approximately 0.371 acres. Based on the appraisal, total easement cost is established as \$2,785.

Stuart K. Strong
August 21, 1990
Page 2

I hope the information provided will be adequate to process the Water and Wastewater Utility's request for approval of easements through the parkland.

We appreciate your cooperation regarding the approval of these easements. If you require any other information or have any questions, please call Mr. Gopal Guthikonda of my staff at 322-2785.



J. Chris Lippe, P.E., Assistant Director
Operations Engineering Division
Water and Wastewater Utility

JCL:GG:mn

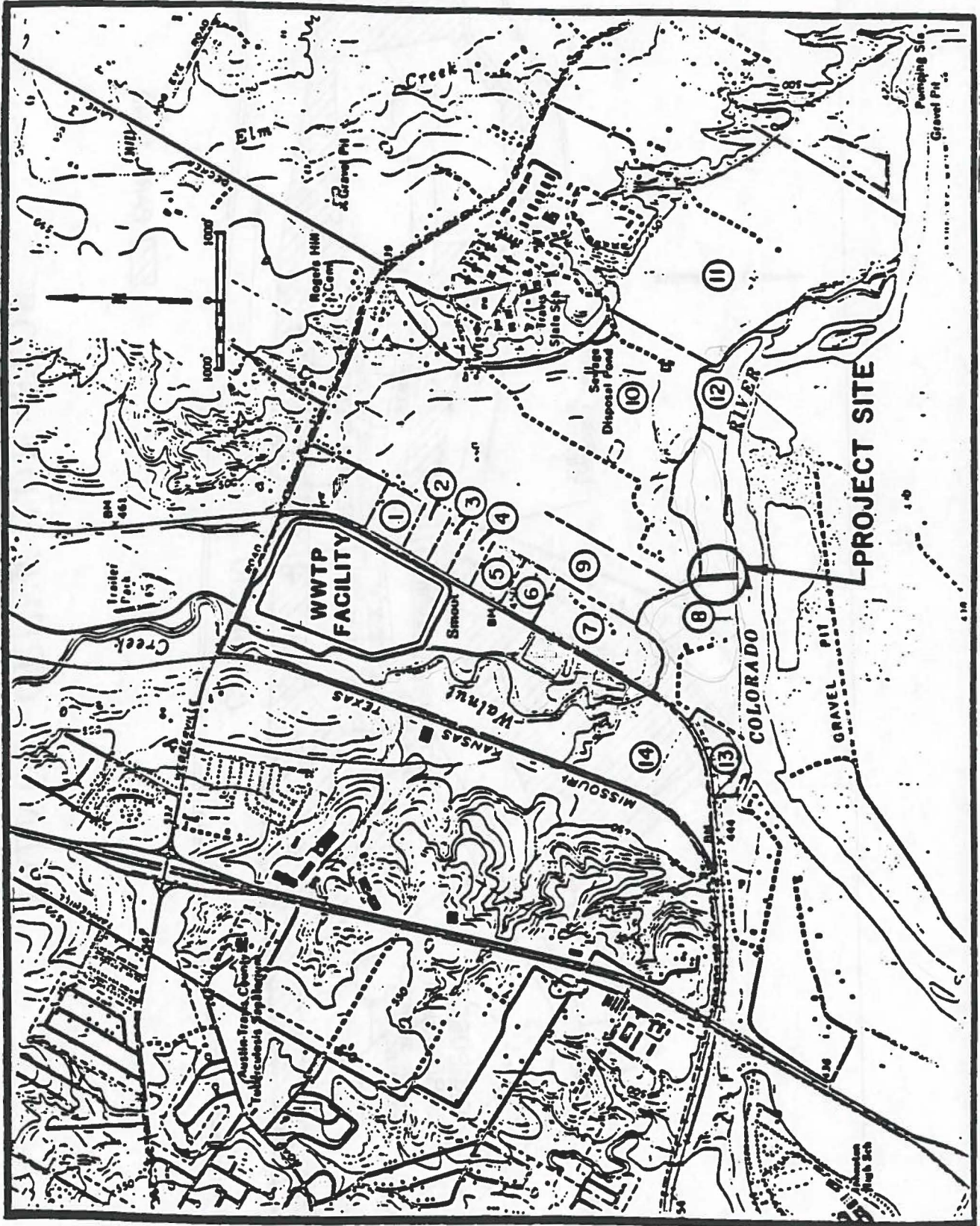
Attachments

cc: Randy J. Goss
Andrew P. Covar
Horace L. Smith
Raj Bhattarai
Gopal Guthikonda
Peter Marsh, PARD

Low Flow Diversion of Walnut Creek

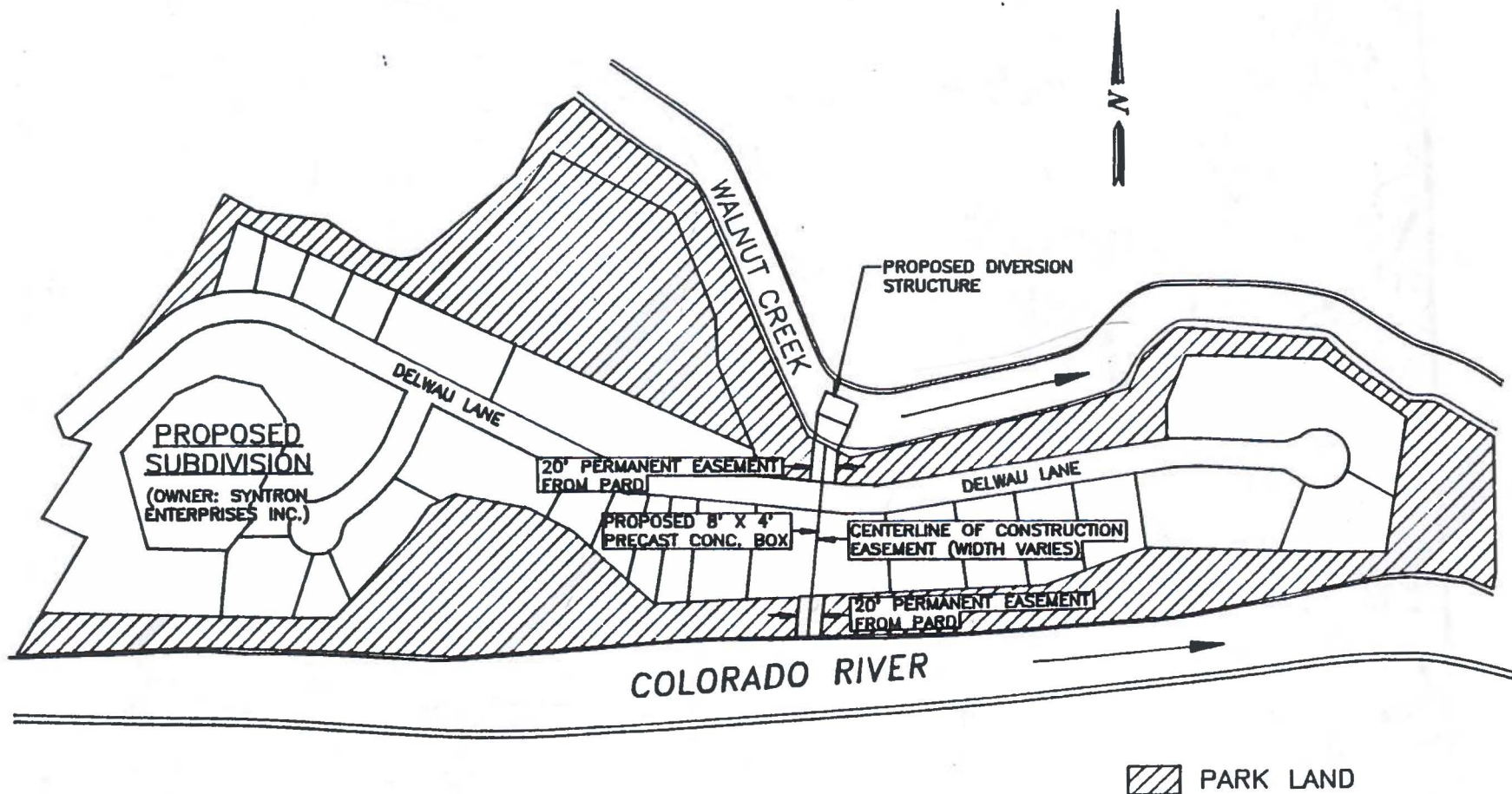
PROJECT SCHEDULE August 16, 1990

1. Acquire required permits and easements by September 30, 1990.
2. Advertise project for bids on October 20, 1990.
3. Bid opening on November 30, 1990.
4. Council Action to award bid December 27, 1990.
5. Notice to proceed January 14, 1991.
6. Construction start February 4, 1991.
7. Project completion August 31, 1991.



Walnut Creek Diversion

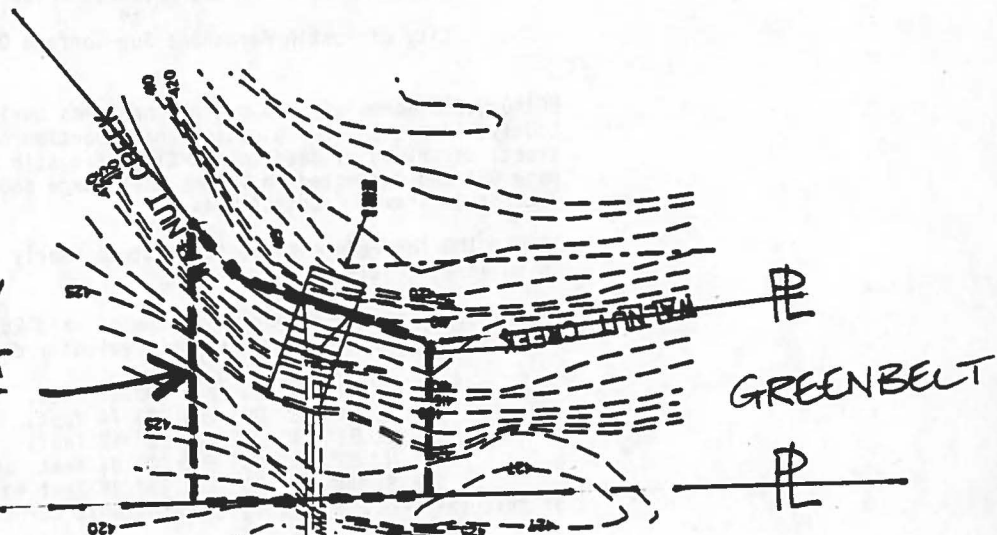
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WALNUT CREEK LOW FLOW DIVERSION PROJECT

NOT TO SCALE

EXHIBIT 'B'
PERMANENT
EASEMENT
0.318 AC.



SCALE: 1"=100'

EXHIBIT 'A'
PERMANENT
EASEMENT
0.053 AC

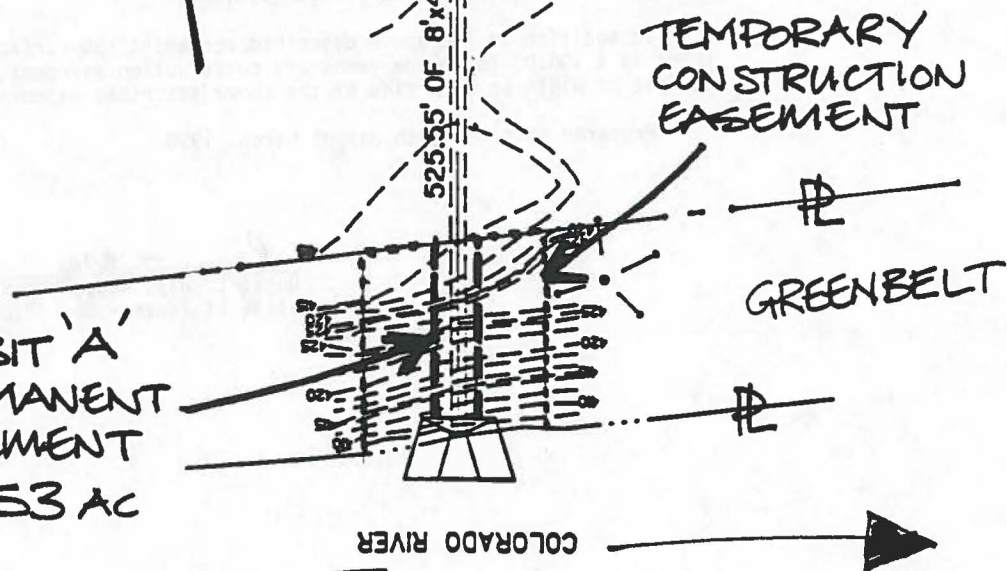


EXHIBIT "A"

Field Notes

City of Austin (Walnut Creek/Colorado River Greenbelt)
to
City of Austin Permanent Sub-Surface Drainage Easement

BEING 0.053 acres of land out of the James Burleson Survey No. 19, Travis County, Texas, and being out of and a portion of that certain 26.90 acre tract, described by deed to the City of Austin as recorded in Volume 9571, page 654 and corrected in Volume 9571, page 660, all of the Real Property Records of Travis County, Texas.

COMMENCING for reference at the most southerly southwest corner of said 26.90 acre tract;

THENCE along the most southerly line of said 26.90 acre tract the following five (5) courses and distances as previously described in said deed:

- 1) S. 88° 34' 00" E., 483.35 feet,
- 2) S. 84° 28' 00" E., 373.74 feet,
- 3) S. 83° 41' 00" E., 367.52 feet,
- 4) N. 88° 54' 00" E., 700.84 feet, and
- 5) S. 88° 24' 00" E., 286.86 feet to the TRUE POINT OF BEGINNING

of this easement, and being the southwest corner of this easement.

THENCE N. 08° 30' 00" E., through said 26.90 acre tract, 115.37 feet, to a point on the most southerly north line of said 26.90 acre tract, for the northwest corner of this easement;

THENCE N. 90° 00' 00" E., along said north line, 20.22 feet, to a point for the northeast corner of this easement;

THENCE S. 08° 30' 00" W., through said 26.90 acre tract, 115.94 feet, to a point on the most southerly south line of said 26.90 acre tract, for the southeast corner of this easement;

THENCE N. 88° 24' 00" W., along said south line, 20.15 feet, to the Point of Beginning and containing 0.053 acres of land more or less, being a 20.00 foot wide permanent sub-surface drainage easement.

In addition to the above described permanent sub-surface drainage easement, there is a 100.00 foot wide temporary construction easement, being an additional 40 feet of width on each side of the above described easement.

Prepared this the 24th day of March, 1990.

Roger L. Way
Roger L. Way, Reg. Professional Land Surveyor
State of Texas - No. 3910

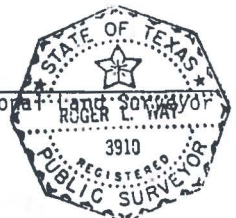
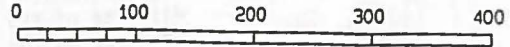


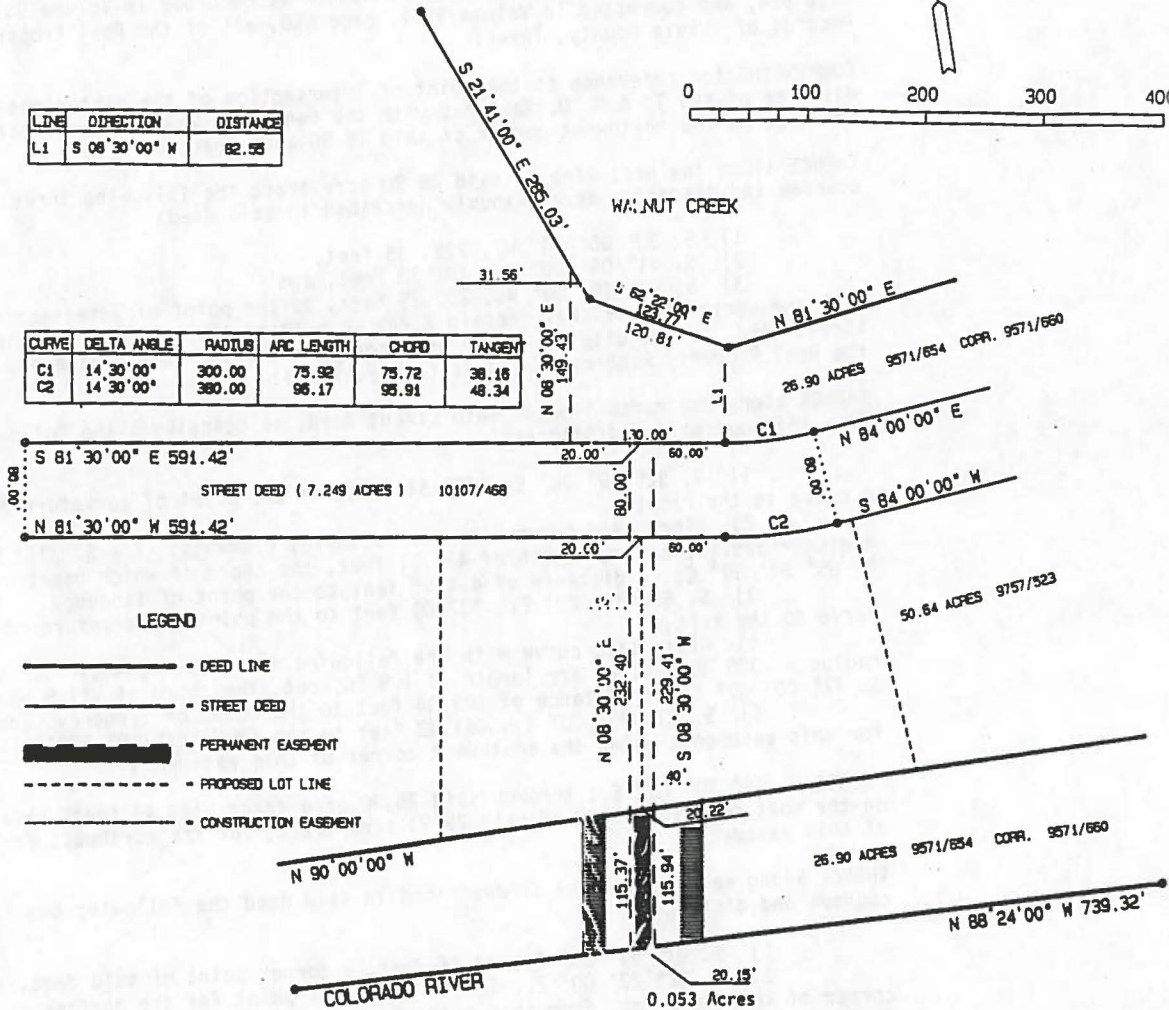
EXHIBIT "A"

SKETCH TO ACCOMPANY FIELD NOTES
PERMANENT AND CONSTRUCTION EASEMENTS

LINE	DIRECTION	DISTANCE
L1	S 08°30'00" W	82.58



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	14°30'00"	300.00	75.92	75.72	38.16
C2	14°30'00"	380.00	96.17	95.91	48.34



Roger L. Way 3/24/89
 ROGER L. WAY
 R.P.S. # 3910
 STATE OF TEXAS



EXHIBIT "B"

Field Notes

City of Austin (Walnut Creek/Colorado River Greenbelt)

City of Austin Permanent Sub-Surface Drainage Easement

BEING 0.318 acres of land out of the James Burleson Survey No. 19, Travis County, Texas, and being out of and a portion of that certain 26.90 acre tract, described by deed to the City of Austin as recorded in Volume 9571, page 654, and corrected in Volume 9571, page 660, all of the Real Property Records of Travis County, Texas.

COMMENCING for reference at the point of intersection of the east right-of-way line of the T. & N. O. Railroad with the center of Walnut Creek, said point being the northwest corner of said 26.90 acre tract;

THENCE along the west line of said 26.90 acre tract the following three (3) courses and distances as previously described in said deed:

- 1) S. 30° 00' 00" W., 229.38 feet,
- 2) S. 41° 05' 00" W., 297.78 feet, and
- 3) S. 52° 19' 00" W., 250.29 feet, to the point of intersection with the north line of that certain 7.249 acre tract of land described in a street deed, to the City of Austin as recorded in Volume 10107, page 468 of the Real Property Records of Travis County, Texas;

THENCE along the north line of said street deed, as described, the following five (5) courses and distances:

- 1) N. 52° 19' 00" E., 378.54 feet, to the point of curvature of a curve to the right,
- 2) Along said curve with the following elements: $I = 67^\circ 11' 00''$, radius = 375.00, an arc length of 439.71 feet, the chord of which bears N. 85° 54' 30" E., a distance of 414.95 feet to the point of tangency,
- 3) S. 60° 30' 00" E., 932.09 feet to the point of curvature of a curve to the left,
- 4) Along said curve with the following elements: $I = 21^\circ 00' 00''$, radius = 300.00 feet an arc length of 109.96 feet, the chord of which bears S. 71° 00' 00" E., a distance of 109.34 feet to the point of tangency, and
- 5) S. 81° 30' 00" E., 461.42 feet to the TRUE POINT OF BEGINNING for this easement, being the southwest corner of this easement;

THENCE N. 08° 30' 00" E., through said 26.90 acre tract, 149.43 feet, to a point on the most northerly line of said 26.90 acre tract, for the northwest corner of this easement;

THENCE along said north line as described in said deed the following two (2) courses and distances:

- 1) S. 21° 41' 00" E., 31.56 feet, a corner point of said deed, and
- 2) S. 62° 22' 00" E., 120.81 feet to a point for the northeast corner of this easement, from this point to a corner in the north line of said 26.90 acre deed, bears S. 62° 22' 00" E., a distance of 2.96 feet.

THENCE S. 08° 30' 00" W., through said 26.90 acre tract, 82.55 feet, to the point of curvature of a curve in the north line of said 7.249 acre street, for the southeast corner of this easement;

THENCE N. 81° 30' 00" W., along the north line of said street deed same being a south line of said 26.90 acre tract 130.00 feet, to the Point of Beginning and containing 0.318 acres of land more or less.

Prepared this the 24th day of March, 1990.

Roger L. Way
Roger L. Way, Reg. Professional Land Surveyor
State of Texas - No. 3910

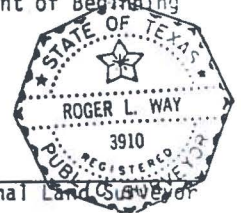
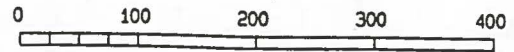
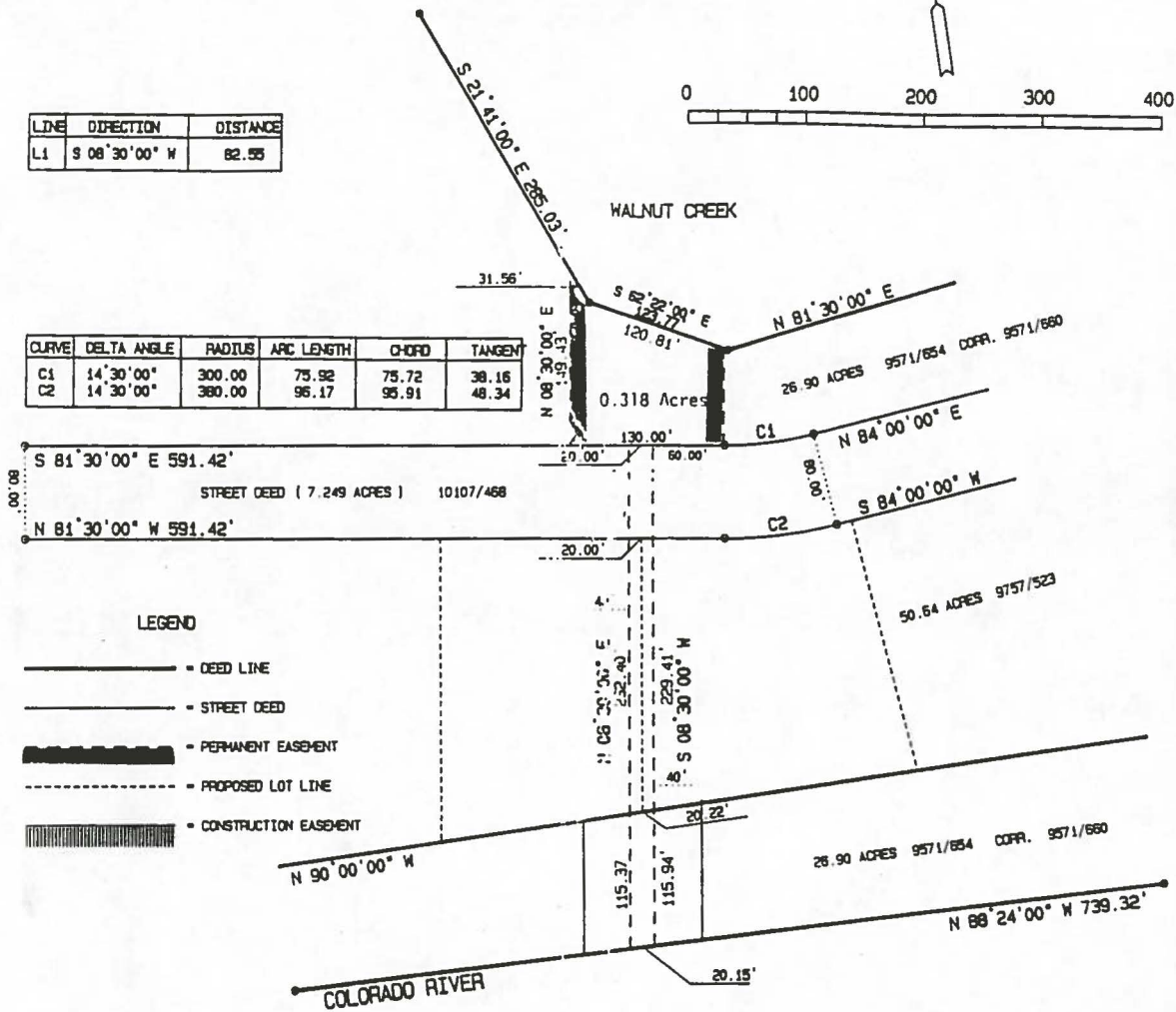


EXHIBIT "B"
 SKETCH TO ACCOMPANY FIELD NOTES
 PERMANENT AND CONSTRUCTION EASEMENTS

LINE	DIRECTION	DISTANCE
L1	S 08°30'00" W	82.55



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	14°30'00"	300.00	75.92	75.72	38.16
C2	14°30'00"	380.00	96.17	95.91	48.34



Roger L. Way 3/24/89
 ROGER L. WAY
 R/S. # 3910
 STATE OF TEXAS





MEMORANDUM

TO: Parks and Recreation Board Members

FROM: Manuel A. Mollinedo, Director
Parks and Recreation Department

DATE: September 17, 1990

SUBJECT: Construction of Boatdock, at 2201 Island Wood Road
File # 9008842

A request has been received from Signor Enterprises, to amend the approval granted by the Board at their meeting held on May 14, 1990.

The request is to increase the width of the dock from 20' to 27', which is 20% of the total shoreline length of 136.3'. Attached are details of the project.

It is not necessary for this revision to be approved by the Planning and Development Department, as the project still meets the requirements of Article VI, Division 4, Part E of the Land Development Code.

Recommendation

I recommend approval of the request to amend the previous approval to construct a boatdock at 2201 Island Wood Road, in accordance with the revised drawings attached.

Manuel A. Mollinedo, Director
Parks and Recreation Department

MM:PM

SIGNOR ENTERPRISES, INC.

September 14, 1990

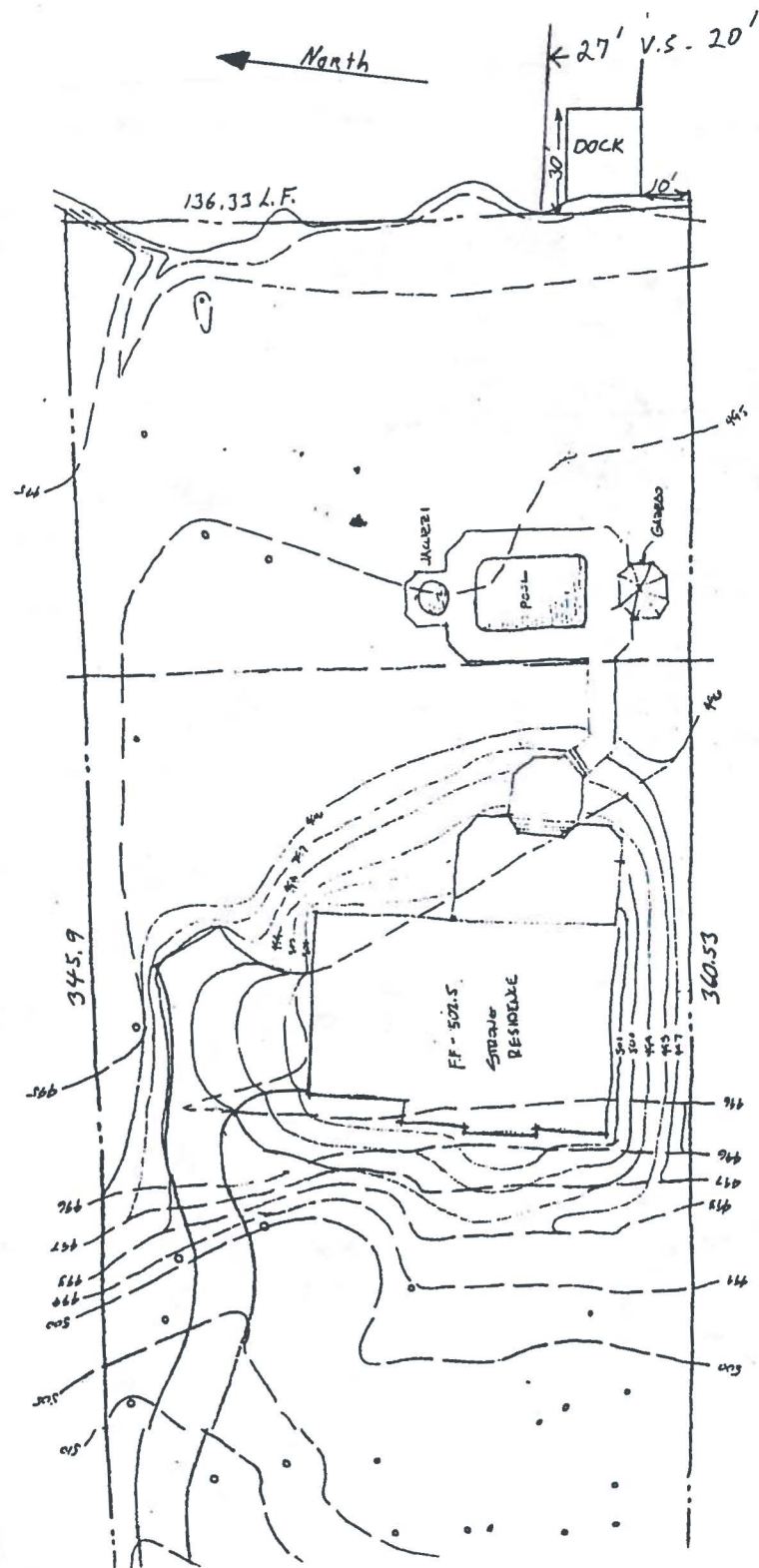
Parks and Recreation Department
Attn: Director of PARD

We would like to enlarge the boat dock request for 2201 Island Wood Road from 20 feet wide to 27 feet wide that is permit number 9008842.

This will constitute no variance from the 20% of the width of the lot rule.

Thank you for your consideration.

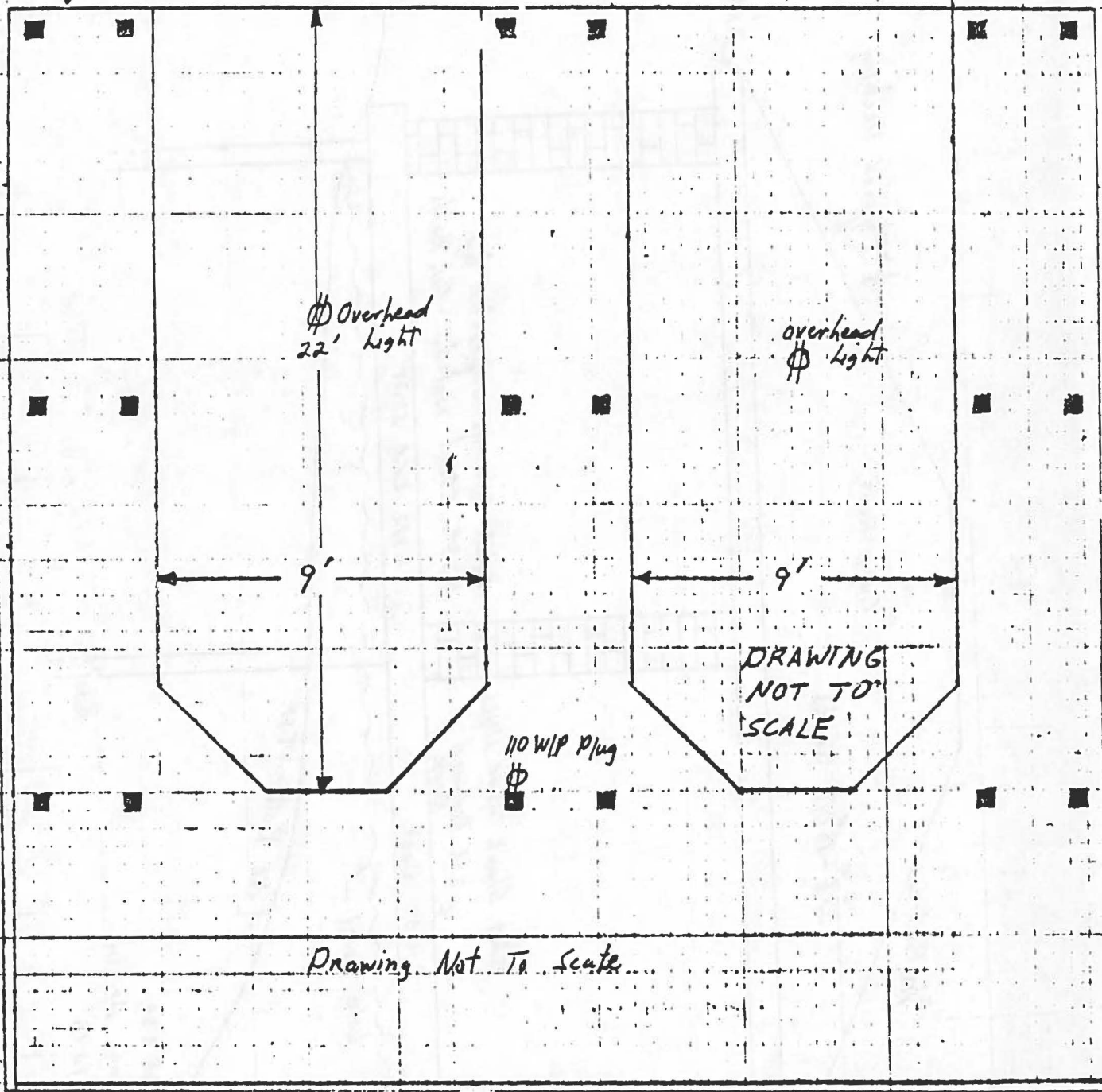

Rusty Signor



PIER WIDTH To Comply with 20% Rule
Section 13-2-795 (3)

Section 13-2-795

NAVIGATION LIGHTS ON PHOTO CELL



Drawing Not To Scale

27' SLIP WIDTH

TOP VIEW

35

